



Plot 24 Ascot Place,  
Leeming Lane,  
Langthorpe, YO51 9BP  
£95,700 Shared Ownership

LINLEY &  
SIMPSON

# Plot 24 Ascot Place, Langthorpe

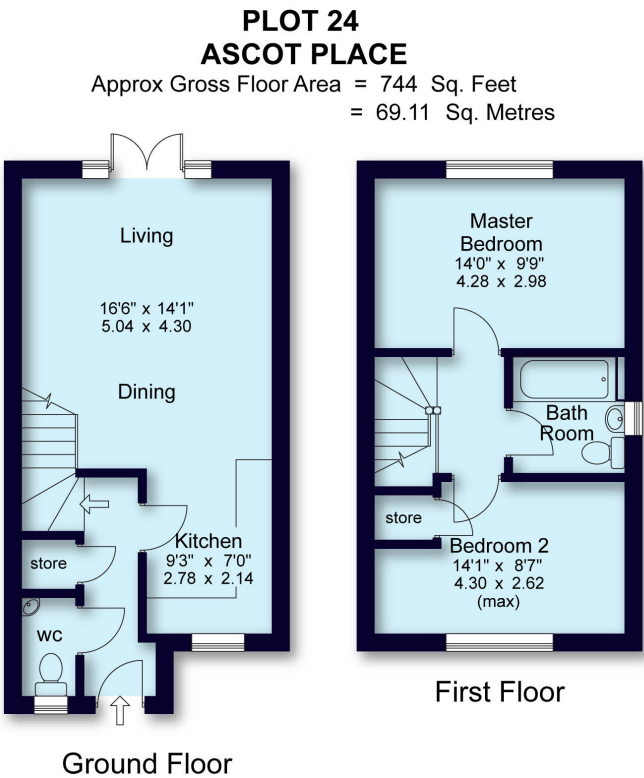
A limited number of properties are being made available for shared ownership on this new development in Langthorpe, near Boroughbridge. Built by Berkeley De Veer, these brand new properties are situated in a superb location with good proximity to local amenities. S106 Local Occupancy planning condition applies.

A superb collection of beautifully finished new homes in Langthorpe, Boroughbridge. The design and aesthetics of Ascot Place are inspired by the way people live their lives creating distinctive living spaces of exceptional quality with special attention to ensuring interiors maximise light and space.

The property opens into a hallway and leads through to an open plan living dining kitchen. The living space features double patio doors opening out to the private rear garden, providing ample natural light. A downstairs WC and storage cupboard complete the ground floor.

The first floor features two double bedrooms and a house bathroom.

Dimensions	Metric(MM)	Imperial
Ground Floor		
Kitchen	2.78 x 2.14	9'3 x 7'0
Living/Dining	5.04 x 4.30	16'6 x 14'1
First Floor		
Master Bedroom	4.28 x 2.98	14'0 x 9'9
Bedroom 2	4.30 x 2.62 (max)	14'1 x 8'7
*Please note all dimensions are subject to slight modifications.		



For illustrative purposes only. Not to scale.

## SHARED OWNERSHIP

Shared Ownership is a government-backed scheme and a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home and make a small monthly payment to rent the remaining share from us.

You may be able to buy further shares at a later stage, and in most cases you will be able to buy up to 100% of the shares in your home and own it outright. However, in some cases there may be restrictions on when you can buy a further share or on the maximum total share you can own.

You qualify for shared ownership if you:

- Have a household income of under £80,000
- Don't currently own your home and can't afford to on the open market
- Can afford the minimum deposit
- Pass an affordability check to make sure you can get a mortgage

## SHARES

Price £195,000 at 100%

**25% Share for £48,750**

Rent (pcm) - £335.16

**50% Share for £97,500**

Rent (pcm) - £223.44

## TENURE

The properties will be leasehold until an owner purchases the full 100% share. On 100% ownership the property will then become freehold.

## VIEWING & PURCHASING PROCEEDURE

Prior to viewing, all interested parties should complete an initial application and eligibility form by going online at [www.helptobuyagent1.org.uk](http://www.helptobuyagent1.org.uk). Help to Buy Yorkshire will confirm if your application has been approved.

Following approval, you are free to contact Linley & Simpson, New Homes team and arrange to view. Please note that properties are allocated on a 'first come first served basis' and that a £500 non-refundable reservation fee is required to secure a particular property (this will be deducted from the final price upon completion).

### AGENTS NOTES:

#### Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.